168.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,300 / 859,300
					USE VALUE:	859,300 / 859,300
					ASSESSED:	859,300 / 859,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZ ALAN/TRS
Owner 2:	FLORENCE AVE TRUST
Owner 3:	
Street 1:	26 LAKEVIEW
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORCORAN JOHN E -
Owner 2:	-
Street 1:	446 MAIN STREET
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02452

NARRATIVE DESCRIPTION

This parcel contains 6,045 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 1814 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6045.000	438,400		420,900	859,300
Total Card	0.139	438,400		420,900	859,300
Total Parcel	0.139	438,400		420,900	859,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.70 | /Parcel: 473.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110891

GIS Ref

GIS Ref

Insp Date 07/21/18

!12959!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	438,500	0	6,045.	420,900	859,400	859,400	Year End Roll	12/18/2019
2019	104	FV	331,600	0	6,045.	420,900	752,500	752,500	Year End Roll	1/3/2019
2018	104	FV	331,600	0	6,045.	354,800	686,400	686,400	Year End Roll	12/20/2017
2017	104	FV	312,000	0	6,045.	324,700	636,700	636,700	Year End Roll	1/3/2017
2016	104	FV	312,000	0	6,045.	276,600	588,600	588,600	Year End	1/4/2016
2015	104	FV	279,600	0	6,045.	240,500	520,100	520,100	Year End Roll	12/11/2014
2014	104	FV	279,600	0	6,045.	222,500	502,100	502,100	Year End Roll	12/16/2013
2013	104	FV	290,300	0	6,045.	211,700	502,000	502,000		12/13/2012

PRINT

Date	Time
12/11/20	02:58:38

LAST REV

Date	Time
08/03/18	09:27:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORCORAN JOHN	31954-16		10/25/2000		290,000	No	No		
CORCORAN JOHN E	24794-580		8/13/1994			No	No		A

USER DEFINED

Prior Id # 1:	110891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2013	1557	Manual	2,000	C				
4/3/2009	203	Re-Roof	5,000					
12/20/2000	951	Alterati	25,000	C				REM 2ND FL BATH-KI
2/11/1993	34	Redo Kit	2,900					REMODEL KIT&ROOM
11/9/1992	585	Manual	3,000					ROOF
10/19/1992	528		500					DEMOLISH GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
1/29/2014	Info Fm Prmt	EMK	Ellen K
10/20/2008	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
2/26/2000	Inspected	276	PATRIOT
12/19/1999	Measured	264	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6045		Sq. Ft.	Site		0	70.	0.99	7									420,945						420,900	

Total AC/HA: 0.13877 | Total SF/SM: 6045 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,945 | Spl Credit | Total: 420,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.22883129
Const Adj.:	0.99465346
Adj $ / SQ:	207.784
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538574
Depreciation:	100175
Depreciated Total:	438399

COMMENTS

SUBDIVISION 7/92.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1993
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

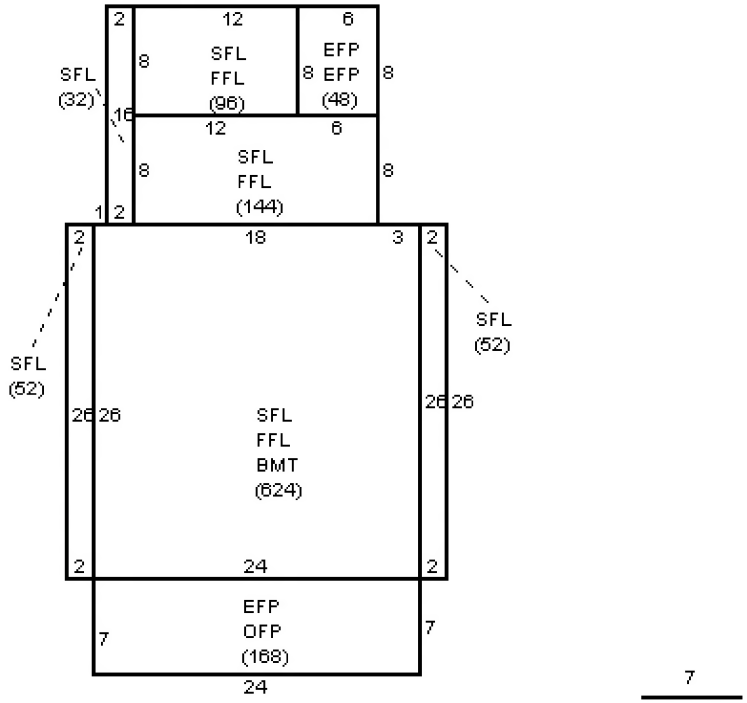
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	207.78
Special Features:	0	Val/Su Net:	152.75
Final Total:	438400	Val/Su SzAd	241.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	950	207.780	197,395
FFL	First Floor	864	207.780	179,526
BMT	Basement	624	62.340	38,897
EFP	Enclos Porch	264	37.340	9,857
OFP	Open Porch	168	26.180	4,398

Net Sketched Area:	2,870			Total:	430,073
Size Ad	1813.9999	Gross Are	2920	FinArea	1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	